



**NOTICE OF INTENT
TO ADOPT A
MITGATED NEGATIVE DECLARATION (MND) 2339
TRACT MAP 36647 AND EAST DETENTION BASIN**

Project Title: General Plan Amendment 16-05217, Zone Change 16-05218, and PLN 16-05216 (TTM 36647) and East Detention Basin

Lead Agency:

City of Perris
Planning Division
135 North "D" Street
Perris, California 92570
(951) 943-5003 ext 279
Contact: Nathan Perez

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The project site is located north of I-215, north of Ramona Expressway, between Evans Road and the Perris Valley Storm Drain. The site currently consists of three (3) parcels (*APNs: 302-150-009, 019, and 302-140003, 004, and 007.*) that total approximately 53 acres.

Description of the Project: A General Plan Amendment to change the General Plan Land Use element from Specific Plan to R-6 6000, and a Change of Zone from R-10,000 to R-6000 to support Tr. 36647, a subdivision of 24.12 gross acres into 90 single family lots having a lot size of 6000 sf, together with an approximately 29 acre East Drainage Basin. The East Basin is a flood control facility to capture flow out of the Perris Valley Storm Drain when it reaches capacity. The excavation of the basin will involve 400,000 cubic yards of soil which is excavated from the 29-acre property to the south of Tr. 36648 in Phase 1 (Interim Basin); and 200,000 cubic yards of export from the same location in Phase 2 (Ultimate Basin) for a total of 600,000 cubic yards.

Mitigation Measures: The Initial Study evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural and paleontological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, planning, population and housing, mineral resources, noise, public services and utilities, recreation and parks, and traffic and circulation. Of all potential effects evaluated, impacts in the area of biology, cultural, hydrology, noise, and transportation and traffic were identified, but will be reduced to less than significant levels with implementation of mitigation measures identified in the Initial Study. The City did not identify any significant, unavoidable impacts.

Lead Agency: City of Perris

Department: Planning Division

Contact Person: Nathan G. Perez, Senior Planner

Area Code/Phone/Extension: (951) 943-5003 Ext. 279

Address Where Hard Copy of the Mitigated Negative Declaration is Available: The Draft MND is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. The Planning Counter is open Monday – Thursday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City's website at <http://www.cityofperris.org/departments/development/planning.html>).*

Public Review Period: The Draft MND/Initial Study is being re-circulated for a **30-day review period**, estimated to start on **May 20, 2020** and to close on **June 22, 2020**. Due to the time limits mandated by State Law, your comments must be received at the earliest date possible, but not later than **June 22, 2020**. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. Mr. Perez may be reached by phone at (951) 943-5003 Ext 279, or via e-mail at nperez@cityofperris.org.

Public Hearing: Written and oral comments regarding the MND/Initial Study and project may also be submitted at public hearings that will be held before the City of Perris Planning Commission and the City of Perris City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the Project specifications, the MND, and supporting documents, are available for review at the City of Perris Planning Department located at the address stated above.

Hazardous Materials Statement: The proposed project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.
